

2525 E Lincoln Ave

2525 E Lincoln Ave, Anaheim, CA 92806

Presented By:
Euclid management group LLC.



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Property Details

Exceptional opportunity to acquire a fully operational car wash facility in a prime Anaheim location. Situated along a busy corridor with excellent visibility and easy access, this property benefits from consistent traffic and strong area demographics.

The site is well-positioned for continued success, offering flexible potential for both owner-users and investors. Whether you're looking to run your own business or add a valuable asset to your portfolio, this property checks all the boxes.

With ample space, convenient ingress and egress, and proximity to major freeways, it's an ideal setting for a high-performing service-based operation. The Tunnel is 80FT long and there are 13 vacuum stations.

Don't miss this chance to own a property with established use, attractive positioning, and long-term upside. please please

Price: Upon Request

- Suitable for both owner-operators looking to run a business and investors seeking an income-producing asset with strong upside potential.
- Generous lot with room for vehicle queuing, vacuum stations, or potential additional services.
- Efficient site layout designed for optimal vehicle flow, reducing wait times and increasing throughput capacity.

View the full listing here: <https://www.loopnet.com/Listing/2525-E-Lincoln-Ave-Anaheim-CA/35555123/>

Price:	Upon Request
Property Type:	Specialty
Property Subtype:	Car Wash
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.72 AC
Gross Building Area:	2,000 SF
Sale Conditions:	Ground Lease (Leasehold)
No. Stories:	1
Year Built:	1996
Parking Ratio:	0/1,000 SF
APN / Parcel ID:	268-091-08
Walk Score ®:	71 (Very Walkable)
Transit Score ®:	39 (Some Transit)

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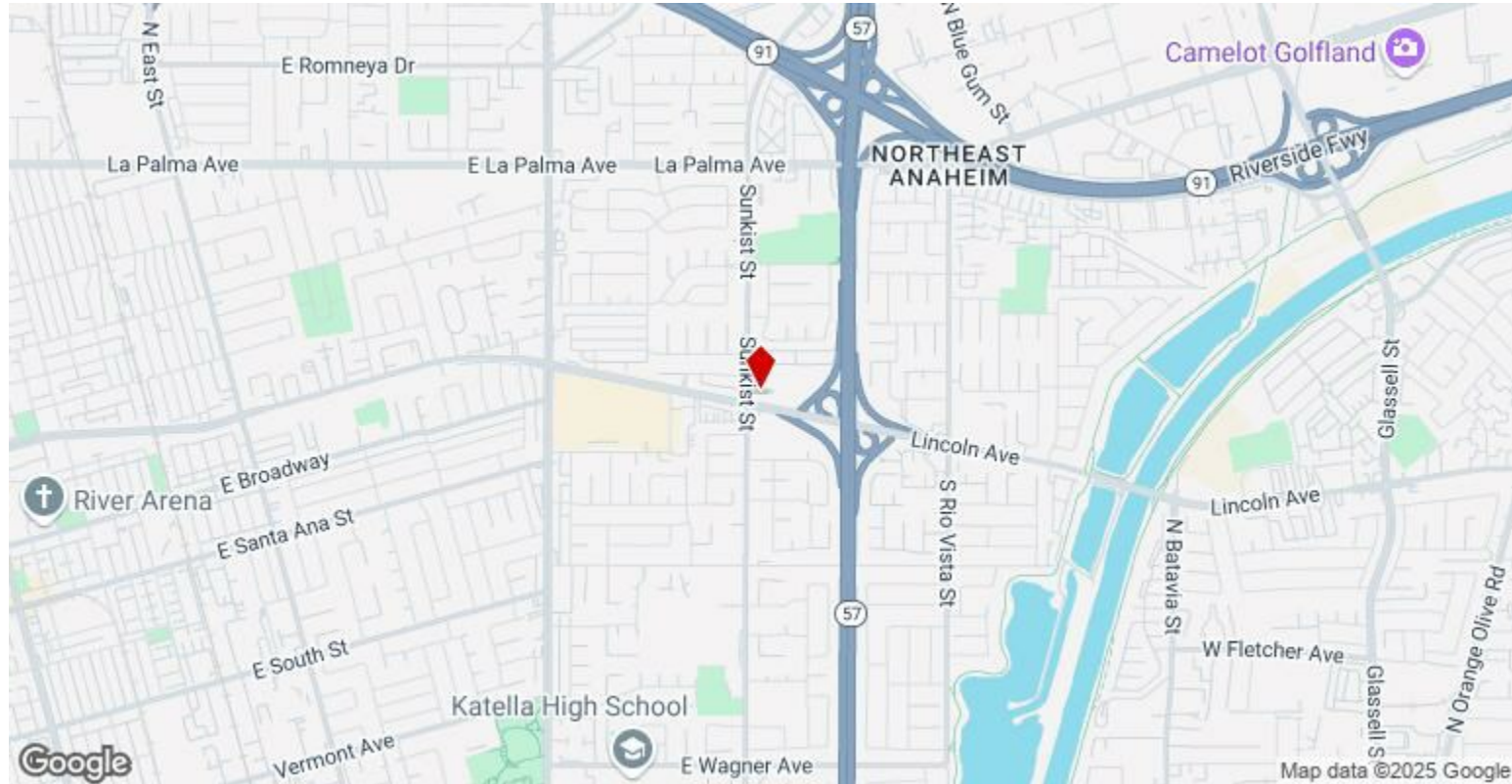
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Sunkist Hand Car Wash	-	

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Location



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Property Photos



Primary Photo



car wash 4

2525 E Lincoln Ave

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Property Photos



car wash 3



car wash 2

2525 E Lincoln Ave

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Property Photos



car wash 1



Building Photo

2525 E Lincoln Ave

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Bill Alam

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(714) 610-7251

**Euclid management
group LLC.**

518 S Brookhurst St
Anaheim, CA 92804

DATE: February 7, 2008

ESCROW NO. 6266

BILL OF SALE

FOR VALUE RECEIVED, the undersigned Vendor, hereby sells, assigns and transfers to:

VH INTERNATIONAL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

as Vendee, all right, title and interest of the Vendor in and to the following property situated at **ANAHEIM**, California,

to wit: **ALL ASSETS OF THE ON-GOING BUSINESS CONCERN, INCLUDING, BUT NOT LIMITED TO: ALL FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, LEASEHOLD INTEREST, BUILDING AND LEASEHOLD IMPROVEMENTS, INVENTORY, SUPPLIES, STOCK IN TRADE, GOODWILL AND BUSINESS NAME**

of that certain business known as: **SUNKIST AUTO SPA/SUNKIST HAND CAR WASH**

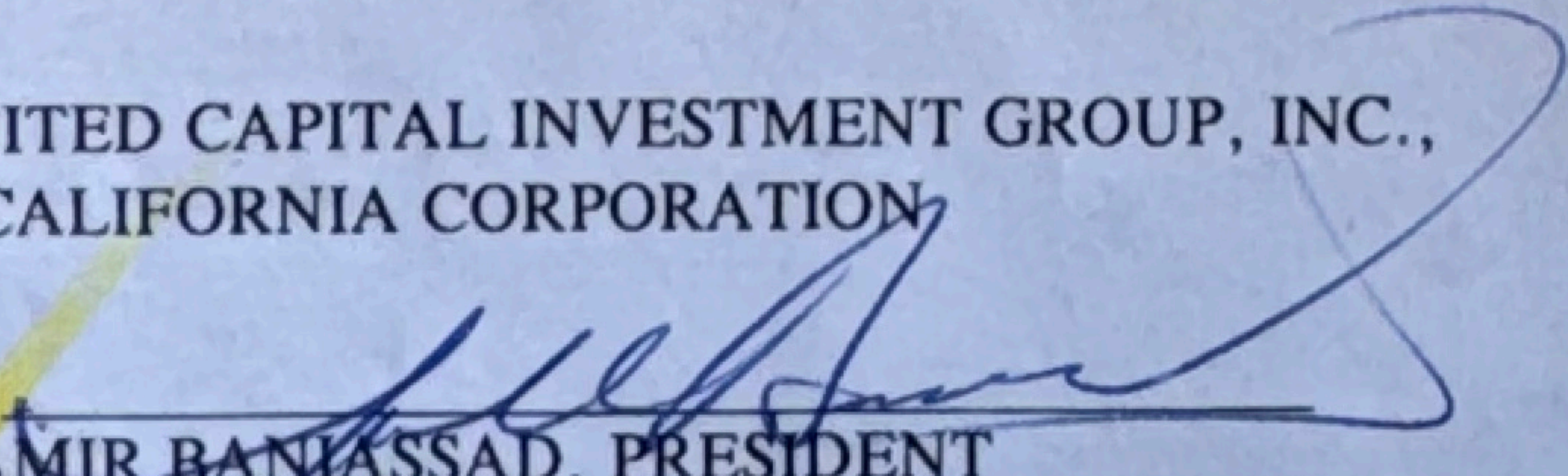
located at: **2525 E. LINCOLN AVENUE, ANAHEIM, CA 92806**

Fixtures and equipment are more specifically detailed in the list attached hereto, by this reference incorporated and comprising _____ pages.

Vendor warrants that at the time of execution of this Bill of Sale, Vendor is lawfully possessed in his own right of a good title to the above described property and that he has good, right and lawful authority to sell and deliver the same, that same is free and clear of all encumbrances of whatsoever kind or nature. The singular as used herein includes the plural.

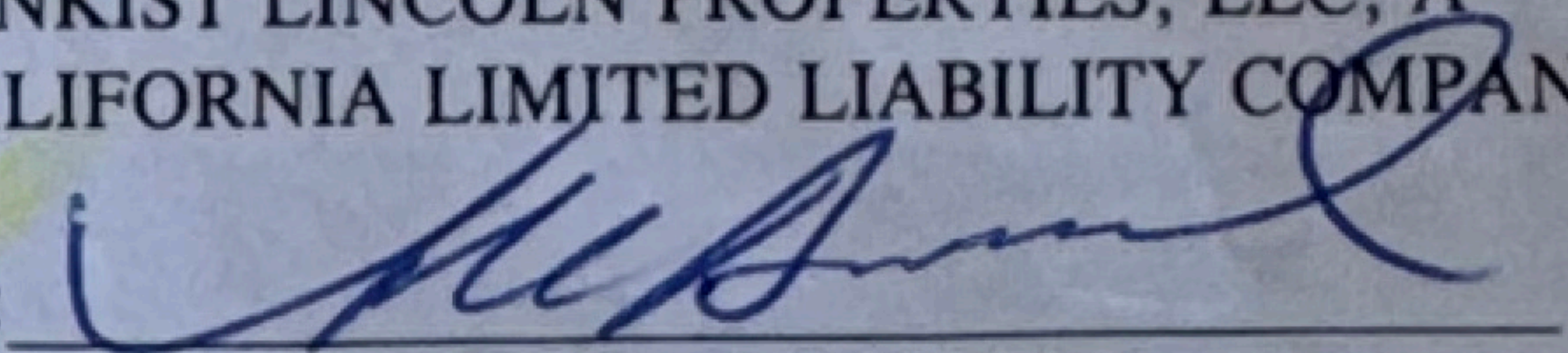
WITNESSETH the hand and seal of the Vendor this 25th day of APRIL, 2008

UNITED CAPITAL INVESTMENT GROUP, INC.,
A CALIFORNIA CORPORATION

By: 

AMIR BANIASSAD, PRESIDENT

SUNKIST LINCOLN PROPERTIES, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY

By: 

AMIR BANIASSAD, MANAGER

57 Express Car Wash

	Monthly	2 Month
march & April 2025	\$26,621	\$53,242.00
Employee Payroll	\$9,342	\$18,684.00
Trash	\$2,415	\$4,830.00
Electrricity		Included w/trash from city
Water		Included w/trash from city
Chemicals	\$627	\$1,254.00
Car Wash Supplies	\$125	\$250.00
Bookkepping	\$200	\$400.00
Replacement parts/wear & tear	\$118	\$235.00
Total Rent	\$11,057	\$22,114.00
Vehicle damage	\$0	\$0.00
Refunds	\$0	\$0.00
Pit pumping	\$0	\$0.00
Property Tax		Included in the rent
Insurance	\$599	\$1,198.00
City Business License	\$0	\$0.00
Gross Expense's	\$24,483	\$48,965.00
Net Income Car Wash	\$2,139	\$4,277.00
Rent collected from Smog	3500	\$7,000.00
Rent collected from Food Truck	3500	\$7,000.00
Rent collected from Smoke Shop	1500	\$3,000.00
Net Income Rental	8500	\$17,000.00
Total Income	\$10,639	\$21,277.00

57 Express Car Wash

2024 Gross Sales	\$33,000	\$396,000.00
Employee Payroll	\$11,900	\$142,800.00
Trash	\$3,200	\$38,400.00
Electrricity		Included w/trash from city
Water		Included w/trash from city
Chemicals	\$1,300	\$15,600.00
Car Wash Supplies	\$58	\$690.00
Bookkepping	\$100	\$1,200.00
Replacement parts/wear & tear	\$250	\$3,000.00
Total Rent	\$11,057	\$132,684.00
Vehicle damage	\$0	\$0.00
Refunds	\$0	\$0.00
Pit pumping	\$0	\$0.00
Property Tax		Included in the rent
Insurance	\$599	\$7,188.00
City Business License	\$15	\$185.00
Gross Expense's	\$28,479	\$341,747.00
Net Income Car Wash	\$4,521	\$54,253.00
Rent collected from Smog	3500	\$42,000.00
Rent collected from Food Truck	3500	\$42,000.00
Rent collected from Smoke Shop	1500	\$18,000.00
Net Income Rental	8500	\$102,000.00
Total Income	\$13,021	\$156,253.00